




FROM	NAME & TITLE	ERIC W. TISO, SITE PLAN REVIEW COMMITTEE CHAIR	CITY of BALTIMORE  <b>MEMO</b>	
	AGENCY NAME & ADDRESS	LAND USE AND URBAN DESIGN DIVISION DEPARTMENT OF PLANNING 417 EAST FAYETTE STREET, 8 <sup>TH</sup> FLOOR		
	SUBJECT	SITE PLAN REVIEW COMMITTEE MINUTES FOR JANUARY 20, 2010		

TO

DATE: January 27, 2010

Captain John Carr, Fire Department  
Mr. Ken Sands, Parking Authority  
Mr. Kirkland Gabriel, DOT TEC  
Ms. Valorie LaCour, DOT Planning  
Mr. John Thumbi, DOT Traffic  
Mr. Bill Beatty, Department of General Services  
Dr. Nollie P. Wood Jr., Mayor's Office  
Ms. Miriam Agrama, DHCD Plans Examining  
Mr. Geoff Veale, Zoning Administrator  
Mr. David Tanner, BMZA

In attendance were:

- Eric Tiso, Wolde Ararsa, Gary Letteron, Anthony Cataldo, Bob Quilter, and Martin French for the Department of Planning;
- Capt John Carr for the Fire Department;
- Bill Beatty for the Department of General Services
- Mariam Agrama for HCD Plans Examining;
- Kirkland Gabriel, John Thumbi and Mark Brown for the Department of Transportation;
- Ken Sands for the Parking Authority; and
- Dr. Nollie Wood, Jr. for the Mayor's Commission on Disabilities;

### **Agenda**

1. 2930 Taney Road – Hatzalah Ambulance Service
2. 6541 Eastern Avenue – Wawa Gas Station
3. 4300 Frederick Avenue – Senior Housing – Greens at Irvington

## **2930 Taney Road – Hatzalah Ambulance Service**

**Zoning:** R-1

Plans Date: 16 Dec 2009

**Block/Lot:** 4358/041

**Urban Renewal:** None

**Environmental:** None

**Historic:** None

**Total Site Area:** ±13,303 sqft

**Gross Square Footage:** ±3,360 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Avraham Sauer, Hatzalah of Baltimore
- Bob Rosenfelt, CMR;
- Carla Ryon, CMR; and
- Greg Little, GBL

### **Project Summary:**

This proposal will construct a new two-story building on the site, to be used by the Hatzalah organization. This group provides private volunteer ambulance and emergency medical response services to the local community. The group will also provide community training and certification services, e.g. First Aid and CPR training. This is the second review.

### **Comments & Issues:**

- Environmental/Landscaping:
  - Please list the tree and plant species on the site plan.
  - This is a tree-covered site, with a Limit of Disturbance (LOD) of ±10,656 sqft. Contact Gary Letteron in the Office of Sustainability to coordinate any tree protection, mitigation and planting plans.
- Parking/Traffic:
  - When a call for service is received, one Hatzalah member will arrive on-site to pick up an ambulance, while other crew members will proceed directly to the call. Two parking spaces are provided immediately at the front of the property, adjacent to the ambulance garage doors to provide immediate staff access, as well as to prevent interfering with other functions that may occur on-site at the same time.
  - As shown, an access easement will be required from the adjoining property to provide for a drive aisle to the rear of the property. Negotiations with the neighboring property owners are in progress. If this is not available, then it can only operate as a non-simultaneous ±10' wide two-way driveway, which would not be sufficient.
  - Two standard parking spaces and one handicapped parking space are located in the rear of the building.
  - This site will have residential-scale trash service, and so will not have a dumpster.

- Accessibility:
  - An accessible path from the designate handicapped parking space to the entry is available, and an internal elevator is provided for access to the community training room on the second floor. Ensure that a minimum door-open 32” of clear space is available for accessibility.
- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
  - This use is proposed to be a multi-purpose neighborhood center, which is a conditional use requiring BMZA approval.

**Next Steps:**

- Submit two complete sets of the revised landscape plan for final approval and stamp, the proposed site plan is approved as submitted; and
- Work with Martin French in Planning for input at the BMZA hearing.

**NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

## **6541 Eastern Avenue – Wawa Gas Station**

**Zoning:** M-2-1

Plans Date: 15 Jan 2010

**Block/Lot:** 6703/005

**Urban Renewal:** None

**Environmental:** Forest Conservation

**Historic:** None

**Total Site Area:** ±324,244 sqft (±7.44 Acres)

**Gross Square Footage:** ±4,769 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Ben Kulp, Site Resources;
- David Gildea, Gildea & Schmidt;
- Charlie Marek, Gildea & Schmidt;
- Michael Clark, BTR Capital Group;
- Terrance Hancock, BDC;
- Will Doane, Planning.

### **Project Summary:**

This site has a developable area of ±6.14 acres (subtracting the Canton Railroad right-of-way). This was an industrial site, and the former warehouse building has been razed, leaving only the concrete foundation and parking field. The owner had previously considered a Planned Unit Development (PUD) for this site, but market demand did not support this concept. Instead, the owner would like to move forward with the proposed Wawa gas station and convenience store as a stand-alone project, and will revisit further development options when market conditions are more favorable. We understand from the Baltimore Development Corporation (BDC) that this is a desirable industrial site, and that its change over to a commercial site would be damaging to future industrial users.

### **Comments & Issues:**

- Environmental/Landscaping:
  - A simple forest stand delineation will be required as part of the Forest Conservation program requirements. This is a letter explaining that there are no trees on the site, and is accompanied by some photos showing the site in its existing condition. Please coordinate with Gary Letteron in the Office of Sustainability (410-396-4369).
  - The landscaping plan needs to focus more of the plantings along Eastern Avenue for beautification to compliment recent street improvements.
  - The site is to be considered as one whole site for stormwater management purposes.
- Parking/Traffic:
  - The applicant reports that over the past few years there have been several rounds of negotiations with the Maryland Department of Transportation (MDOT), and that they conducted several traffic impact studies, with no substantive outcomes. In the end, MDOT reportedly ceded jurisdiction back to Baltimore's DOT. Applicant should provide a letter or other evidence confirming this arrangement.
  - There are three existing curb cuts. These will be closed and replaced with one realigned curb cut that will allow for traffic from the SB I-95 ramp to continue straight into this site. The median will have to be cut back to allow for this

movement, which may require federal approvals considering federal funds were used for that project.

- The existing traffic signal will have to be phased to accommodate the new movements into and out of this site.
- Within the site, drive aisles are shown at 26' in width. The outside perimeter parking rows are 9' by 18' in dimension, which is not sufficient. City standards require a 180 sqft parking space, either at 9' by 20' or 10' by 18' in dimension. If the drive aisles were reduced in width by two feet, the additional depth could be provided with no reduction in parking.
- Consider welding tie-up rings on the bollards to provide a place to lock bicycles. This allows for bicycle accommodations without requiring a lot of space, and allows bike owners to see their bikes while in the store.
- Fuel trucks should use the rear entrance to the back of the store, and proceed to the tanks in a counter-clockwise path. This will help keep the trucks separate from passenger vehicles, and will help prevent the fuel truck from blocking pump islands or the front of the store with the trailer. After delivery, the fuel truck will continue the counter-clockwise path to the rear exit to the driveway, and proceed out, again minimizing interference with passenger vehicles.
- On a separate sheet, show truck turning movements for review.
- Show stop bars on revised plans from exits into the driveway, and at the light leaving the site.
- Show the left turn lane in the median from WB Eastern Avenue into the site with the adjusted median geometry.
- Accessibility:
  - Three handicapped parking spaces are shown in front of the proposed convenience store. The sidewalk in front of the store will be entire at grade, protected from the parking spaces by a line of bollards.
- Site Design & Signage:
  - Consider placing the store closer to Eastern Avenue, to continue the pattern in the immediate area. The pump canopy could be relocated to the side to allow for this readjustment.
  - The lighting plan for the site needs to be designed to keep light on-premises to minimize light trespass on surrounding sites.
  - On-site wayfinding signage should be provided to help customers plan their departure to return to I-95 in either direction as needed.
  - Signs departing the site are required to alert drivers that there are no right turns on red from this location. Otherwise, traffic conflicts with the NB I-95 exit ramp will occur.
  - The identification sign for Wawa needs to be shown on the plan. While digital numbers for the gas prices are permitted, digital moving signage is not permitted. Contact the Zoning Enforcement office for more detailed guidance (410-396-4126).
  - Since this is one parcel, future tenant freestanding signage may be restricted, contact the Zoning Enforcement office for more detailed guidance.
  - Consider security camera use at rear entry to building for employee security.

- Zoning Analysis/Board of Municipal and Zoning Appeals (BMZA):
  - The gas station land use will require approval from the Board of Municipal and Zoning Appeals (BMZA) as a conditional use. As a public hearing, we recommend contacting any formal community or business organizations that may be active in the area, as well as the surrounding property owners prior to the hearing for their input.
  - Coordinate with Martin French in Planning (410-396-1354) for input prior to the hearing.
- Plan Adjustments/Missing Site Plan Elements:
  - Please list the type of construction on the plans, this aides the Plans Examining office in their review.

**Next Steps:**

- Submit two complete paper sets of revised plans, plus one in .pdf format, and reschedule for review.

**NOTE:**

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**

## **4300 Frederick Avenue – Senior Housing – Greens at Irvington**

**Zoning:** R-7

Plans Date: 14 Jan 2010

**Block/Lot:** 8127-A/001

**Urban Renewal:** None

**Environmental:** Forest Conservation, BCGBS

**Historic:** None

**Total Site Area:** ±74,515 sqft (±1.71 Acres)

**Gross Square Footage:** ±96,960 sqft

In addition to Committee Members and Planning staff, in attendance was:

- Bob Rosenfelt, CMR;
- John Harris, HCM; and
- Carla Ryon, CMR;
- Kyle Leggs, Planning.
- Ned Howe, Enterprise Homes;

### **Project Summary:**

This is a proposal for a four-story multi-family building for seniors with 100 dwelling units. The site had been previously approved for development as town houses, but due to market conditions, could not be built as approved. Enterprise would like to develop the ±1.7 acres portion of the site along Frederick Avenue, and is in process of purchasing the parcel at the intersection with South Woodington Avenue for this multi-family building. The rear portion of the parcel along South Woodington Avenue will be subdivided off, and will be reserved for future development. Construction time will require approximately one year, with a possible eight month delay, if an additional round is required for funding.

### **Comments & Issues:**

- Environmental/Landscaping:
  - The forest stand delineation is on file, but mitigation for site clearance is still required. Of the 261 trees required, this can be portioned by percentage of the whole site.
  - This project is attempting to meet the review deadline for stormwater management to be considered under current regulations. An underground SWM facility is shown under the proposed parking lot. Since the site will be subdivided, the townhome portion of the site will be considered separately in the event there is a different use of that portion of the parcel in the future.
  - A metal picket fence with masonry piers will surround the site on the street frontages. A black vinyl-coated fence will be placed on the northern (non-street) side of the property.
  - A short retaining wall of no more than two feet in height will be required along Frederick Avenue, on the eastern end of the site. A rear retaining wall of a maximum of six feet will be located to the north of the parking lot.
  - This is a brownfield redevelopment site.

- Parking/Traffic:
  - A Traffic Impact Study (TIS) determination letter has been submitted to the Department of Transportation on 19 Jan 2010.
  - A drop-off area is desired along Frederick Avenue. This is a request that can be made after the building is operational, through the Parking Authority. Please remove it from the plans until that time.
  - A 12' by 12' masonry dumpster enclosure is included in the parking lot, and can be directly accessed by the trash truck.
  - Request that the MTA review their bus stop location, and request an accessible bus shelter that will be more compatible for seniors.
  - Parking spaces are shown at 10' by 18' which is acceptable.
- Accessibility:
  - The building will be accessible on the Frederick Avenue side. It will also be accessible from the parking lot entrance, though the exact location of this door has not yet been resolved. This door is now shown on the eastern elevation, though it may move around to the north side of the building. The entrances will also be push-button activated.
  - The proposed handicapped parking spaces are shown close to the entrance from the parking lot. If the door location moves, the associated handicapped parking spaces will also move to remain close to the entrance.
  - 10% of the dwelling units will be accessible, and 15% will be non-elderly disabled (NED) units.
- Building Code, Zoning Analysis, and Board of Municipal and Zoning Appeals (BMZA):
  - Interior and Exterior sheer walls will be required. Please also list the construction type of the building on the plan set. An occupant loading and use code analysis is recommended.
  - The proposed use of the building for housing for the elderly requires approval by City Council Ordinance.

#### Next Steps:

- Submit two complete paper sets of revised plans, plus one set in .pdf format, for final approval and stamp. Please ensure an updated landscaping plan with the proportion of plantings for remediation is included.

#### NOTE:

- **Approvals of site plans are contingent upon the applicant fulfilling all the site plan requirements, Subdivision Rules and Regulations, Zoning Code requirements, Forest Conservation requirements, Critical Area and related environmental controls, Traffic Impact Study requirements, and addressing all comments provided by the Site Plan Review Committee during and after the plan review process.**
- **All approved final site plans must be stamped.**